



Town of Tyngsborough
Planning Board
25 Bryants Lane,
Tyngsborough, Massachusetts 01879-1003
Office: (978) 649-2300 ext. 115

MINUTES
November 3, 2011
APPROVED

Attachments:

1. Meeting Agenda
2. Planning Board Hearing Continuance Form for 81 Westford Rd. – 11/3/11
3. Land Engineering & Environmental Services, Inc. Response to Comments for 50 Westford Rd. – 10/14/2011
4. David E. Ross Associates review letter for 50 Westford Rd. – 11/3/11
5. Special Permit application for 321 Westford Rd. – 11/3/11
6. David E. Ross Associates Site Inspection Report for St. Mary Lane – 10/24/11
7. David E. Ross Associates Site Inspection Report for St. Mary Lane – 10/27/11
8. David E. Ross Associates email regarding St. Mary Lane – 10/17/11
9. David E. Ross Associates email regarding St. Mary Lane – 10/25/11
10. David E. Ross Associates Bond Worksheet for St. Mary Lane – 11/3/11

Members Present: Steve Nocco
Tom Delmore
Bill Gramer
Steve O'Neill
Caryn DeCarteret
Jesse Johnson, David E. Ross Associates
Pamela Berman, Administrative Assistant

7:00pm - Meeting called to order by Chairman Steve Nocco

7:02pm - **81 Westford Rd. (M21, P4, L0)** – Special Permit and Site Plan Special Permit in connection to the proposed construction of a commercial development consisting of 1 free standing building to contain a Honey Dew Donuts, and another building dedicated to additional retail/office entities.

The applicant requested a continuance to the next meeting in order for them to complete the revisions requested by the Board.

S. O'Neill: Motion to continue this hearing until December 1, 2011

W. Gramer: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

7:10pm - 50 Westford Road (a.k.a. Tyngsborough Commons): Special Permit and Site Plan Special Permit for a proposed mixed-use development that includes seven buildings for commercial, professional, and residential use – Westford Road Development, LLC. Continued from October 6, 2011.

Developer Walter Eriksen appeared before the Board to submit all of the additional information and address all of the comments issued in the review dated 4/21/11 by the Board's engineer Jesse Johnson. Additional issues were noted in a follow-up review dated 11/3/11 by J. Johnson which the applicant will address forthwith and be prepared for a decision at the next meeting on November 17, 2011. Mr. Eriksen reported that he still needs to perform more soil tests in and around 3 of the pond areas due to the sloping ground where they are proposing to install the infiltration systems. This will allow them to verify the depth of the groundwater. J. Johnson reported that the applicant did a very good job addressing all of his comments and complying with the Town's Zoning Bylaws. The items that still need to be addressed are very minor. The one issue that may present a potential risk for the applicant would be the verification of the groundwater. If it turns out that they find something that would require a modification to the drainage system, they would have to come back to the Board for that change in the plans. J. Johnson went on to say that if their findings require a modification, it is a very fixable thing and can make it work. There is no risk to the Board as long as the proper reviews are conducted on any plan modifications. Mr. Eriksen added that they will require Sewer Department approvals.

S. O'Neill asked what the timeline is for construction. Mr. Eriksen explained that they still need to complete their MEPA and Environmental Impact Report with the State, therefore, they don't anticipate breaking ground much before the Spring of 2012. S. Nocco noted that once the first two buildings were up, a bond would be established and a traffic signal would be installed.

During the next couple of weeks a Draft decision could be written for the Board to review prior to the next meeting.

S. O'Neill: Motion to continue this hearing until November 17, 2011

W. Gramer: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

7:30pm - 321 Westford Road (M8, P48, L0) – Special Permit submission for work done in the Flood Plain.

T. Delmore signed in the application for Special Permit and a public hearing was scheduled for December 15, 2011.

7:35pm - Sleepy Hollow Lane – Request for Bond Reduction

This item was not addressed at this time.

Engineer Reports:

Sleepy Hollow Lane

J. Johnson reported that they should be paving the week of 11/7-11/2011.

St. May Lane

J. Johnson submitted two site inspection reports in addition to a bond reduction worksheet. He reported that everything looks good and recommended a reduction of \$64,528.

S. O'Neill: Motion to reduce the bond for St. Mary Lane by \$64,528.

W. Gramer: 2nd the motion

In Favor: 5 Opposed: 0

Passed: 5-0

Administrative

S. O'Neill: Motion to approve the minutes from October 6, 2011

C. DeCarteret: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

7:45pm

S. O'Neill: Motion to adjourn

W. Gramer: 2nd the motion

In Favor: 5 Opposed: 0

Passes: 5-0

Minutes respectfully submitted by
Pamela Berman
Planning Board Administrative Assistant